

What is a Variance?

Zoning variances are exceptions to the zoning ordinance, and are granted by the City of Cottonwoods Board of Adjustment.



How do I Get a Variance?

City of Cottonwood Community Development

111 N. Main Street
Cottonwood, AZ 86325
(928) 634-5505
www.cottonwoodaz.gov



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When are Variances Applicable ?

Any property owner may appeal to the Board of Adjustment for a Variance from the terms of the Zoning Ordinance only because of Special Circumstances applicable to the property:

- Size
- Shape
- Topography
- Location or surroundings

Any of these that the strict application of the zoning ordinance will deprive a property of privileges enjoyed by other properties of the same classification in the same zoning district

Any Variance granted is subject to such conditions that will assure that the Variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the zone.

A Variance shall not be granted by the board based on personal inconvenience and/or financial hardship or as the result of self imposed actions by a property owners or appellant



Pool does not meet Set Backs in Zoning Code and is an example of a Variance

The Board may impose conditions and safeguards to a variance to insure the intent of the ordinance will be fulfilled. Failure to comply with these conditions will be violation of city code.

No non-conforming uses in neighboring lands, structures or buildings, in the same zoning district and no permitted use of lands, structures or buildings, in other zoning districts will be considered grounds for granting a variance

Every Variance granted shall be personal to the appellant therefor shall be transferred and shall run with the land only after completion of any authorized structure or structures

The Board of Adjustment is not changing the Zoning or the Zoning ordinance in providing a Variance.

How to apply for a Variances?

Applications can be picked up at Cottonwood Community Development. Depending on the nature of the project **it may be required to go through Code Review.**

Applications for a Variance to be considered by the Board of Adjustment must be submitted 30 days prior to the meeting

Not less than 15 days prior to the hearing the Board of Adjustment will give notice of a hearing in the city newspaper and posted on the property affected.

Any Questions about Variances

Please Contact:

Cottonwood
Community
Development

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